



## ENVIRONMENTAL DOCUMENTS FOR REVIEW

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING  
976 OSOS STREET • ROOM 200 • SAN LUIS OBISPO • CALIFORNIA 93408 • (805) 781-5600

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### WEEKLY REPORT OF ENVIRONMENTAL DOCUMENTS AVAILABLE FOR REVIEW

The purpose of the environmental review process is to provide information about the environmental effects of the actions and decisions made by the County, so that environmental considerations become a part of the decision making process. The following is a summary of the most recent determinations made by the County's Environmental Coordinator. The purpose of this listing is to notify the public of pending actions, which may affect the environment of San Luis Obispo County.

You are invited to participate in this process by reviewing and providing comments on the recommendations of the Environmental Coordinator. Your comments should be in writing and should be delivered to: **Ellen Carroll, Environmental Coordinator, Department of Planning and Building, 976 Osos Street, Room 300, San Luis Obispo, Ca 93408-2040.** For more information about the environmental review process, please write to the address above, call the Environmental Division of the Department of Planning and Building at (805) 781-5600, or review information on our website which is [www.sloplanning.org](http://www.sloplanning.org).

### Proposed Negative Declarations

A Negative Declaration is issued for projects that would not result in significant effects on the environment. In many cases, the project applicant has added mitigation measures to the project to reduce environmental impacts in order to qualify for a Negative Declaration. If you disagree with the issuance of a proposed Negative Declaration, you may provide comments or file a Request for Review (appeal) of the Negative Declaration. Requests for Review must be filed within two weeks of the date that the proposed Negative Declaration is posted and must address only environmental issues. There is a fee for the request. If you would like more information about this process, please contact the Environmental Coordinator.

### For Week of December 26, 2008

#### San Simeon Area

Hearst Lot Line Adjustment/Coastal Development Permit. Request by Hearst Holdings, Inc. to adjust the lot lines between four existing parcels of 0.17 acres, 446 acres, 10,180 acres, and 23,200 acres. The adjustment will result in four parcels of 93.6 acres, 1,851.71 acres, 8,840.55 acres, and 23,040.34 acres. The purpose of the lot line adjustment is to bring the existing lot configuration into conformance with various easement boundaries of the Hearst Conservation Plan. These easements significantly limit development potential on the Hearst Ranch. The proposed lot line adjustment would not result in development or facilitate development that is not already possible on the project site. The proposed project is within the Agriculture, Recreation, and Commercial Retail land use categories. The project is located along the approximately 14-mile section of the North Coast beginning approximately 1.5 miles north of San Simeon Village and ending at Ragged Point, excluding some lands near the Piedras Blancas light station. The site is in the Rural North Coast and Nacimiento planning areas. ED08-091 (SUB2007-00161)

### Avila Beach Area

Shear Edge Development Avila LLC Lot Line Adjustment. Request for approval of: 1) a Lot Line Adjustment to adjust the lot lines between two existing parcels of approximately 10,088 square feet and 17,216 square feet, resulting in two parcels of approximately 13,609 square feet and 13,695 square feet; and 2) a Development Plan and Tract Map (SUB2004-00249/TR2667) for a planned development of ten residential units ranging in size from 475 square feet to 2,300 square feet in four buildings located on the reconfigured Parcel 1 (13,609 sq. ft.). The proposed Lot Line Adjustment will result in no physical impacts to the site. This currently proposed project is referred to herein as the "Proposed Development" and would result in the disturbance of this 13,609 square foot parcel. A separate Right-of-Way Abandonment will also be required in order to abandon a seven-foot wide strip running along San Antonia Street. The entire 0.63 acre site lies within the Residential Multi-Family land use category and is located at 190 San Antonia Street on the corner of San Antonia Street and San Luis Street in the community of Avila Beach. This site is in the San Luis Bay (Coastal) Planning Area. ED05-039 (SUB2007-00192)